

STATE OF CONNECTICUT  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
INFRASTRUCTURE AND REAL ESTATE PROJECTS

**ENVIRONMENTAL ASSESSMENT CHECKLIST**

**Project ID No:** \_\_\_\_\_ (issued by OPM)

<b>Date:</b> 4/8/2014	<b>Staff Contact:</b> Nelson Tereso
<b>Municipality:</b> East Haven	<b>Project Name:</b> East Haven Industrial/Business Park
<b>Funding Source:</b> TBD	<b>State Funds:</b> TBD
<b>Type of State Agency Review</b>	<b>Stage 1</b> <u>  X  </u> <b>Stage 2</b> <u>      </u>

**This assessment is being conducted in conformance to the department's Environmental Classification Document to determine CEPA obligations**

**Project Description:**

The Town of East Haven is seeking state financial assistance for the development of an industrial park at 420 Bradley Street, East Haven, CT. The proposed activities include development of five building lots on an approximately 50 acre parcel with approximately 20 acres of usable area. Lot 1 of the conceptual plan includes a 200,000 square foot warehouse/office facility, approximately 100 parking spaces and a 12 bay loading dock. The project area is approximately 1 mile from I-95 and approximately 3 miles from I-91.

Note: environmental remediation is a positive environmental impact, but not a CEPA activity.

**RCSA sec. 22a-1a-3 Determination of environmental significance (direct/indirect)**

- 1) *Impact on air and water quality or on ambient noise levels*
  - a) *Air* — No negative impacts are anticipated.
  - b) *Water Quality* — Stormwater discharges from construction sites where one or more acres are to be disturbed, regardless of project phasing, require a permit from the Department of Energy and Environmental Protection (DEEP). For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to the DEEP prior to the initiation of construction. A stormwater pollution control plan, including measures such as erosion and sediment controls and post construction stormwater management, must be prepared.

The DEEP strongly supports the use of low impact development (LID) practices such as water quality swales and rain gardens for infiltration of stormwater on site. The effectiveness of various LID techniques that rely on infiltration depends on the soil types present at the site. The Holyoke-Rock outcrop complex is rated as least suitable for its capacity for stormwater management practices involving wet or dry basins, pervious paving or infiltration. The Cheshire-Holyoke complex in the northern

portion of the site is rated as somewhat suitable for pervious paving and dry basins. However, infiltration practices may be suitable at this site. Soil mapping consists of a minimum 3 acres map unit and soils may vary substantially within each mapping unit. Test pits should be dug in areas planned for infiltration practices to verify soil suitability and/or limitations. Planning should insure that areas to be used for infiltration are not compacted during the construction process by vehicles or machinery. The siting of areas for infiltration must also consider any existing soil or groundwater contamination.

The Department of Public Health indicates the project does not appear to be in a public water supply source area.

- c) *Noise* — No negative impacts are anticipated.
- 2) *Impact on a public water supply system or serious effects on groundwater, flooding, erosion, or sedimentation*
- a) *Water Supply* — Water and sewer service is available on Bradley Street, with presumably adequate capacity to serve development of the size proposed. This should be confirmed with the South Central Connecticut Regional Water Authority and the Greater New Haven Water Pollution Control Authority.
  - b) *Groundwater* — No negative impacts are anticipated.
  - c) *Flooding* — No portion of the project area is within the 100-year flood zone on the community's Flood Insurance Rate Map.
- 3) *Disruption or alteration of an historic, archeological, cultural or recreational building, object, district, site or surroundings* — No negative impacts are anticipated.
- 4) *Effect on natural land resources and formations, including coastal and inland wetlands, and the maintenance of in-stream flows* —

Existing wetlands and watercourses at the site should be delineated by a certified soil scientist. Any development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses.

In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction. The Connecticut Guidelines for Soil Erosion and Sediment Control prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEEP is a recommended source of technical assistance in the selection and design of appropriate control measures.

Any inland wetlands or watercourses at the site are regulated by the local inland wetlands agency. The local agency should be contacted regarding permit requirements.

- 5) *Effect on natural communities and upon critical species of animal or plant and their habitats: interference with the movement of any resident or migratory fish or wildlife species —*

The Natural Diversity Data Base, maintained by DEEP, contains no records of extant populations of Federally listed endangered or threatened species or species of special concern in the project area. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEEP for the proposed site.

- 6) *Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to create extensive detrimental environmental impact—* No negative impacts are anticipated.
- 7) *Substantial aesthetic or visual effects —* No negative impacts are anticipated.
- 8) *Inconsistency with the written and/or mapped policies of the statewide Plan of Conservation and Development and such other plans and policies developed or coordinated by the Office of Policy and Management or other agency —*

The portion of the site outside of wetland soils, which are also statewide important farmland soils, is a Priority Funding Area in Conservation & Development Policies: The Plan For Connecticut, 2013-2018. The portion with wetland/farmland soils is a Balanced Priority Funding Area.

- 9) *Disruption or division of an established community or inconsistency with adopted municipal or regional plans—* The Office of Policy and Management (OPM) indicates that much of the site's developable area has steep slopes with vertical relief apparently exceeding 100 feet across the proposed lots. Measures to manage the potential impact of material removal required to prepare the proposed building lots on nearby residences shall be required.
- 10) *Displacement or addition of substantial numbers of people —* No negative impacts are anticipated.
- 11) *Substantial increase in congestion (traffic, recreational, other) —* No negative impacts are anticipated.
- 12) *A substantial increase in the type or rate of energy use as a direct or indirect result of the action—* No negative impacts are anticipated.
- 13) *The creation of a hazard to human health or safety —* No negative impacts are anticipated.
- 14) *Any other substantial impact on natural, cultural, recreational or scenic resources —* No negative impacts are anticipated.

**Conclusion:** The applicant shall address the following concerns as a requirement for utilization of state funding for the proposed project:

- Compliance with the regulations of the Department of Energy and Environmental Protection for erosion & sediment control and stormwater management. In order to protect wetlands and watercourses adjacent to the site, strict erosion and sediment controls should be employed during construction.
- Existing wetlands and watercourses at the site should be delineated by a certified soil scientist. Any development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses.
- Adequate water and sewer capacity to serve the proposed development should be confirmed with the South Central Connecticut Regional Water Authority and the Greater New Haven Water Pollution Control Authority.
- Measures to manage the potential impact of material removal required to prepare the proposed building lots on nearby residences shall be required.

**Recommendations:**

The Environmental Assessment for this project does not appear to trigger an obligation under CEPA for an EIE.